



Maple Way, Burnham-on-Crouch , Essex CM0 8DN  
Guide price £400,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



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**\*\*GUIDE PRICE £400,000 TO £425,000\*\*** Set in the heart of the ever sought after Maple Leaf Development on a quite superb corner plot on the fringes of Burnham, yet within walking distance of all local amenities including the railway station, is this deceptively spacious detached family home. The property is being sold with NO ONWARD CHAIN and does require some modernisation, however, offers superb potential to both improve and even extend with PLANNING PERMISSION GRANTED IN 2024 FOR A SINGLE STOREY SIDE EXTENSION Planning Ref 24/00605/HOUSE. Generously sized living accommodation commences on the ground floor with an airy entrance hall leading to a kitchen, cloakroom, and impressively sized 'L' shaped living & dining room. The first floor then offers a spacious landing with access to four double bedrooms, most of which are complimented by built in wardrobes and served by a four piece family bathroom. Externally, the property enjoys a quite stunning landscaped garden which spans both the rear and side of the house, while the frontage provides a further garden area, a driveway providing off road parking and access to an integral garage. In addition there are two further parking spaces on offer to the rear/side of the rear garden. Viewing is strongly advised to avoid disappointment. Energy Rating E.





## FIRST FLOOR:

### LANDING:

Double glazed window to side, access to loft space, staircase down to ground floor, doors to:-

### BEDROOM ONE: 11'11 x 11' > 9'11 (3.63m x 3.35m > 3.02m)

Double glazed window to rear, radiator, built in wardrobe.

### BEDROOM TWO: 10'3 x 9'4 (3.12m x 2.84m)

Double glazed window to front, radiator, built in wardrobe.

### BEDROOM THREE: 11'11 > 10' x 10' > 8'11 (3.63m > 3.05m x 3.05m > 2.72m)

Double glazed window to rear, radiator, built in wardrobe, airing cupboard housing hot water cylinder.

### BEDROOM FOUR: 9'5 x 8'8 (2.87m x 2.64m)

Double glazed window to front, radiator, built in wardrobe, wood effect flooring.

### FAMILY BATHROOM:

Obscure double glazed window to side, radiator, three piece suite comprising panelled bath with mixer tap and shower attachment, low level WC and pedestal wash hand basin, wall mounted cabinet, part tiled walls.

## GROUND FLOOR:

### ENTRANCE HALL:

Obscure double glazed entrance door and window to front, radiator, built in storage cupboard, staircase to first floor, wood effect flooring, doors to:-

### KITCHEN: 10'1 x 8'7 (3.07m x 2.62m)

Dual aspect room with double glazed windows to front and side, extensive range of matching wall and base mounted storage units and drawers, roll edge work surfaces with inset 1 1/2 bowl single drainer sink unit, cooker, fridge/freezer and washing machine to remain, tiled splash backs, wood effect flooring.

### CLOAKROOM:

Obscure double glazed window to side, radiator, two piece white suite comprising low level WC and wall mounted wash hand basin with tiled splash back.

### LIVING/DINING ROOM: 21'5 x 18'2 > 11'10 (6.53m x 5.54m > 3.61m)

Double glazed sliding patio door opening on to rear garden, double glazed windows to side and rear, two radiators.

### EXTERIOR:

#### GARDEN:

Wonderfully landscaped garden which spreads from the rear and to the side, commencing with a paved patio seating area leading to remainder which is predominantly laid to lawn with a colourful and attractive array of planted shrubs, flowers and hedges throughout, side access gate leading to:-

#### FRONTAGE:

Driveway providing off road parking and access to garage, remainder of frontage comprises planted hedging and shrubs and leads round to:-

#### SIDE GARDEN:

Side garden planted with hedgerow to boundary and trees, further round to the side are two further allocated parking spaces.

#### GARAGE:

Up and over door to front, power and light connected, accessed via driveway at front.

#### PLANNING PERMISSION:

Planning permission was granted in 2024 for a single storey side extension, full detailed plans can be found on the Maldon District Council planning portal using reference 24/00605/HOUSE. Planning is valid until 30th September 2027.

#### TENURE & COUNCIL TAX:

The property is being sold freehold and is council tax band D.

#### AGENTS NOTES:

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning

the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

#### MONEY LAUNDERING REGULATIONS & REFERRALS

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

#### BURNHAM-ON-CROUCH:

Burnham-on-Crouch is a picturesque town on the banks of the River Crouch, a renown yachting and sailing centre hosting the famous 'Burnham Week' at the end of August. The town has a population of a little over 9,500 and is the principal settlement in the Dengie peninsula. Consequently it boasts many amenities that are uncommon in small towns including two primary schools and an academy secondary school, independent cinema, Burnham yacht harbour/marina, several boatyards, three yacht clubs (including the Royal Corinthian & Royal Burnham), two supermarkets and numerous individual shops, public houses and restaurants. There is a railway station on the Southminster branch line with direct commuter trains into London Liverpool Street (at peak times). The Burnham-on-Crouch Golf Club, founded in 1923, is situated in Creeksea on the outskirts of Burnham and enjoys breathtaking views over the Crouch Valley and River Crouch.



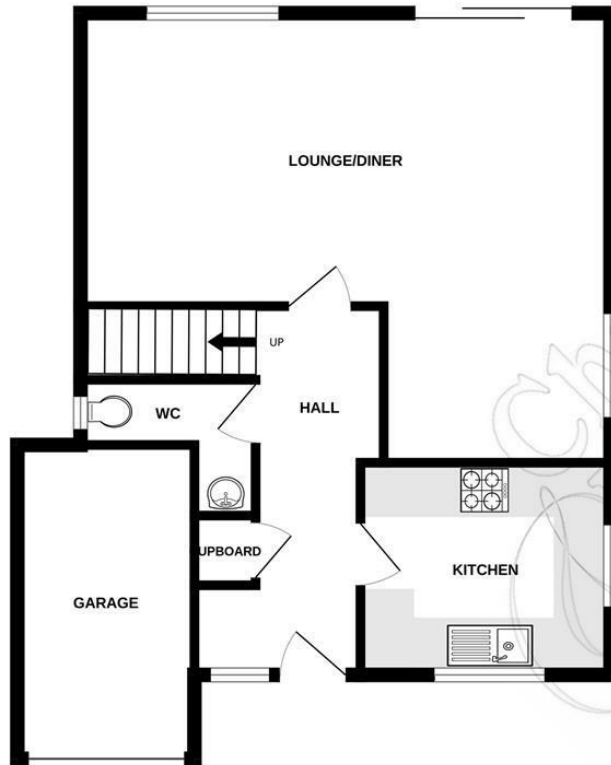




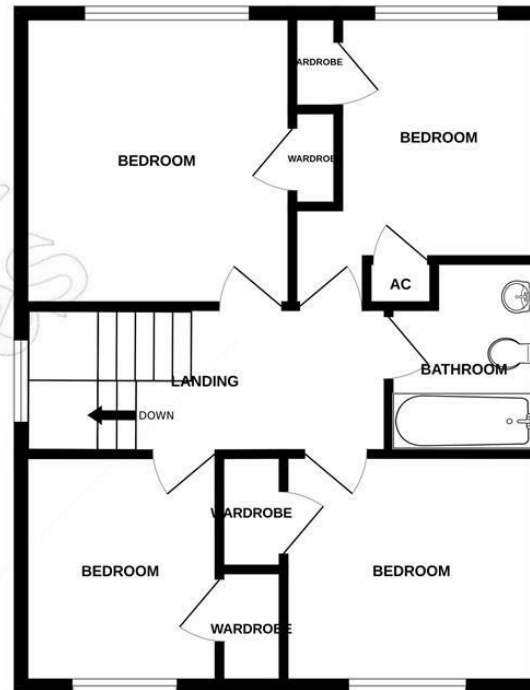




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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